

LEGEND

U.E.	UTILITY EASEMENT
B.L.	BUILDING LINE
P.O.S.E.	PUBLIC OPEN SPACE EASEMENT
C.R.T.C.T.	COUNTY RECORDS, TARRANT COUNTY, TEXAS

NOTES:

1. BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, NAD83, ZONE 4202 USING A COMBINED SCALE FACTOR FOR CONVERSION FROM GRID TO GRID 0.999860
2. ALL CORNERS SET ARE 5/8 INCH IRON RODS WITH PLASTIC CAP STAMPED "PELTON" UNLESS OTHERWISE NOTED.
3. THE SUBJECT PROPERTY IS NOT AFFECTED BASED ON A REVIEW OF FLOOD INSURANCE RATE MAP NUMBER 48439C0270K, REVISED SEPTEMBER 25, 2009. THE SURVEYOR ASSUMES NO LIABILITY FOR THE ACCURACY OF THAT MAP.
4. A PORTION (OR ALL) OF LOT 37X-R, BLOCK 1 IS CURRENTLY IN AN UNMAPPED FLOODPLAIN. A LDMR APPLICATION (APPLICATION NUMBER 22-06-0792P) HAS BEEN SUBMITTED TO FEMA FOR REVIEW.
5. NATIONAL GEODETIC SURVEY MONUMENT NO. A21 (BRASS CAP IN CONCRETE)
6. THE APPROVED TREE PRESERVATION AND MITIGATION PLAN INCLUDES TREES TO BE PLANTED WITH INITIAL HOUSE CONSTRUCTION ON ALL LOTS SHOWN ON THIS PLAT AND IS ON FILE WITH THE CITY OF BENBROOK COMMUNITY DEVELOPMENT DEPARTMENT. THE REQUIRED TREES SHALL BE INSTALLED ON EACH RESIDENTIAL LOT IN ACCORDANCE WITH THE APPROVED PLAN AS A REQUIREMENT FOR CERTIFICATE OF OCCUPANCY. TREES TO BE INSTALLED IN COMMON AREAS IN ACCORDANCE WITH THE APPROVED TREE PRESERVATION AND MITIGATION PLAN SHALL BE INSTALLED BY THE DEVELOPER WITH CONSTRUCTION OF THE SUBDIVISION. THE DEVELOPER SHALL SUBMIT A TWO-YEAR TREE MAINTENANCE BOND IN ACCORDANCE WITH CHAPTER 16.16.020 OF THE SUBDIVISION ORDINANCE. REFER TO WHITESTONE HEIGHTS (PHASE 2 & 3) ALTERNATIVE AND MITIGATION PLAN, BY PELOTON LAND SOLUTIONS, DATED DECEMBER 31, 2019, THAT HAS BEEN APPROVED BY THE CITY OF BENBROOK REGARDING PRESERVATION OF TREES AND NATIVE VEGETATION. (CITY CASE FILE P-20-01)
7. ANY FRANCHISED PUBLIC UTILITY, INCLUDING THE CITY OF BENBROOK AND THE BENBROOK WATER AUTHORITY SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON ANY OF THE EASEMENTS SHOWN ON THE PLAT. ANY FRANCHISED PUBLIC UTILITY INCLUDING THE CITY OF BENBROOK, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSES OF CONSTRUCTING, RECONSTRUCTING, INSPECTION, PATROL, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.
8. PUBLIC OPEN SPACE EASEMENTS (P.O.S.E.'s) EXIST AT ALL STREET INTERSECTIONS AND ARE SHOWN AND DIMENSIONED ON AFFECTED LOTS. NO CONSTRUCTION OR PLANTING IS PERMITTED WITHIN THE PUBLIC OPEN SPACE EASEMENT AREAS THAT WOULD RESTRICT SIGHT OR VISIBILITY AT THE STREET INTERSECTION.
9. LOT-TO-LOT DRAINAGE IS PROHIBITED OUTSIDE OF A DRAINAGE EASEMENT. ALL DRAINAGE EASEMENTS ARE PRIVATE UNLESS OTHERWISE NOTED AS PUBLIC. THE PURPOSE OF THE PRIVATE DRAINAGE EASEMENT IS TO CONVEY SURFACE FLOW FROM OTHER PROPERTIES TO THE RIGHTS-OF-WAY. THE CITY OF BENBROOK IS NOT RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE DRAINAGE EASEMENTS. FENCES LOCATED IN DRAINAGE EASEMENTS SHALL BE DESIGNED TO ACCOMMODATE DRAINAGE FLOW, ASIDE FROM FENCES, NO STRUCTURES, EQUIPMENT, OR OTHER OBSTRUCTION SHALL BE PERMITTED WITHIN ANY DRAINAGE EASEMENT, UNLESS OTHERWISE APPROVED BY THE CITY OF BENBROOK.
10. NO UNAUTHORIZED LAND DISTURBING ACTIVITY OR CONSTRUCTION THAT WOULD NEGATIVELY AFFECT AND/OR DAMAGE THE TREE(S) TO BE PRESERVED OR PROTECTED SHALL TAKE PLACE. SEE SECTION 16.28.010 OF THE BENBROOK MUNICIPAL CODE FOR MORE DETAILS.

PELOTON LAND SOLUTIONS

11000 FRISCO STREET, SUITE 400 FRISCO, TEXAS 75033

TBPELS # 10194468 PH # 469-213-1800

JOB# HCH18003.03 February 2, 2022 PAGE 1 OF 1

LAND USE TABLE

RESIDENTIAL TRACTS	14.92 ACRES
TOTAL	15.80 ACRES

LOT TABULATION

BLOCK 1	21 LOTS
BLOCK 5	8 LOTS
BLOCK 6	7 LOTS
BLOCK 8	13 LOTS
RESIDENTIAL TRACTS	49 LOTS
TOTAL	50 LOTS

STATE OF TEXAS §
COUNTY OF TARRANT §

OWNERS ACKNOWLEDGMENT AND DEDICATION

I (WE), _____, THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT WITHIN THE AREA DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION

BEING THAT TRACT OF LAND SITUATED IN THE T. & N. O. RR. SURVEY, ABSTRACT NUMBER 1565, CITY OF BENBROOK, TARRANT COUNTY, TEXAS, BEING A REPLAT OF 36X AND 37X, BLOCK 1; LOT 10X, BLOCK 5; LOT 11X, BLOCK 6; AND LOTS 26X AND 27X, BLOCK 8 OF WHITESTONE HEIGHTS PHASE THREE AND DESIGNATED HEREIN AS WHITESTONE HEIGHTS PHASE THREE TO THE CITY OF BENBROOK, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE PUBLIC IN FEE SIMPLE ALL STREETS, ALLEYS, RIGHT-OF-WAY AND PARKS, AND DEDICATE TO THE PUBLIC FOREVER ALL WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: _____

DATE: _____

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2022

NOTARY PUBLIC _____

_____ COUNTY

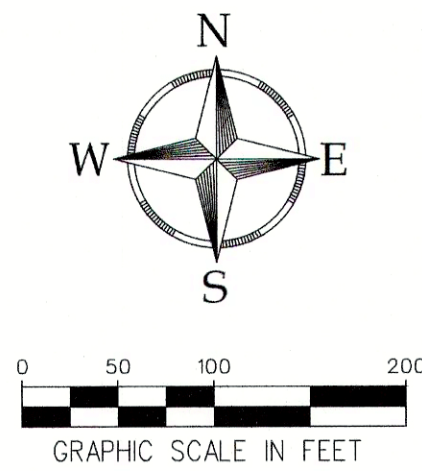
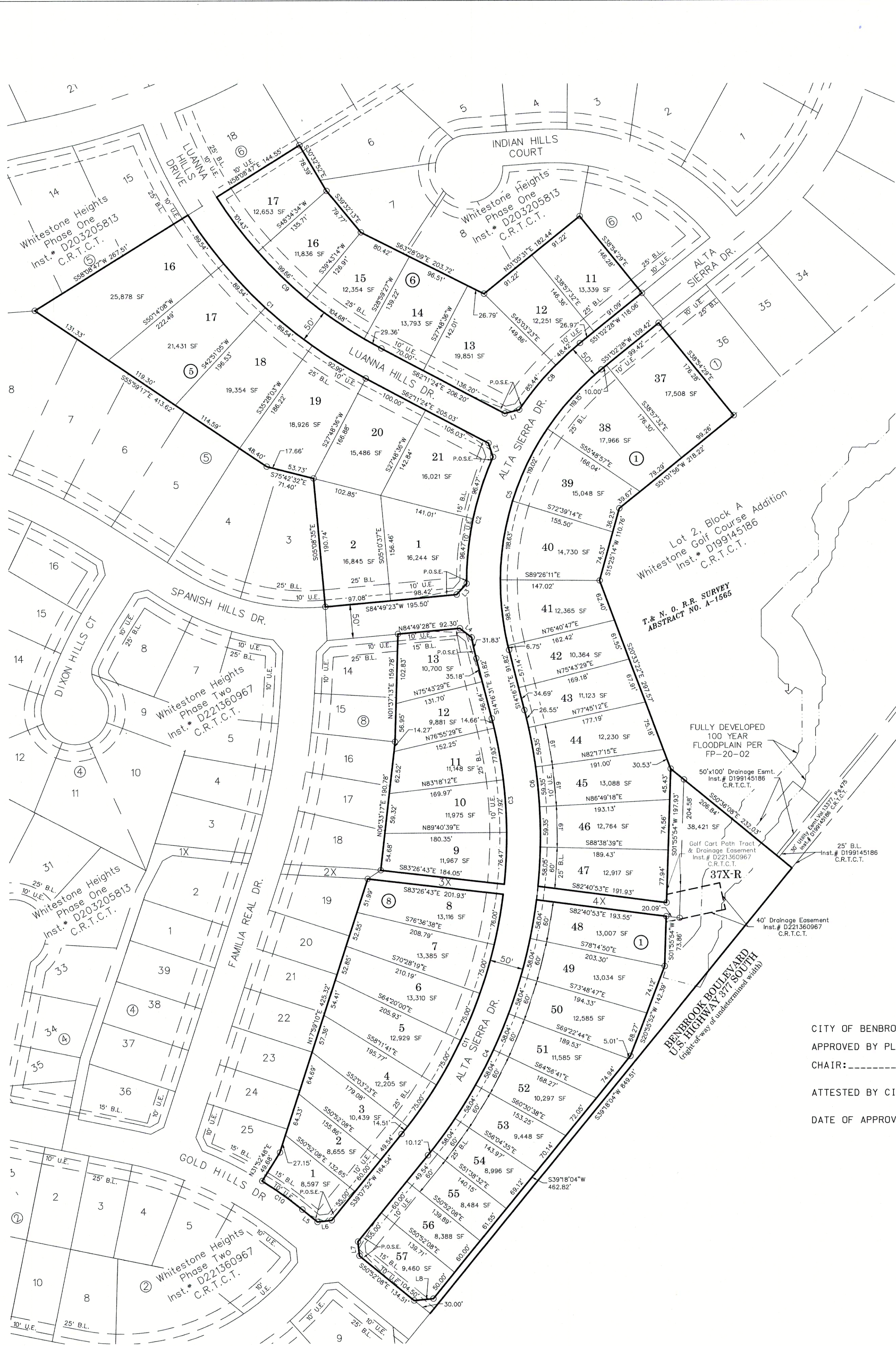
STATE OF TEXAS §
COUNTY OF TARRANT §

I, THE UNDERSIGNED, A PUBLIC SURVEYOR IN THE STATE OF TEXAS, HEREBY STATE THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.



REGISTERED PROFESSIONAL LAND SURVEYOR, #6718

DATE: 2/2/2022



LINE TABLE

NO.	BEARING	LENGTH
L1	S75°31'35"W	22.19'
L2	S18°34'16"E	21.72'
L3	S41°50'44"W	21.95'
L4	S52°15'04"E	21.97'
L5	N50°52'08"W	29.01'
L6	S84°07'52"W	21.21'
L7	N05°52'08"W	21.21'
L8	S84°12'59"W	28.33'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	29°49'10"	694.80'	361.61'	S47°16'49"E	357.54'
C2	24°17'46"	455.00'	192.94'	S11°57'28"W	191.50'
C3	20°12'57"	700.00'	246.98'	N04°10'02"W	245.71'
C4	31°48'45"	750.00'	416.42'	S23°13'30"W	411.10'
C5	65°18'58"	405.00'	461.69'	S18°22'59"W	437.10'
C6	20°03'57"	750.00'	262.66'	S04°14'32"E	261.32'
C8	16°51'23"	455.00'	133.86'	S42°36'46"W	133.38'
C9	29°46'46"	644.80'	335.13'	S47°18'01"E	331.37'
C10	7°15'04"	575.00'	72.77'	N54°29'40"W	72.72'
C11	31°57'45"	700.00'	390.50'	S23°09'00"W	385.45'

CITY OF BENBROOK

APPROVED BY PLANNING AND ZONING COMMISSION:

CHAIR: _____

ATTESTED BY CITY SECRETARY: _____

DATE OF APPROVAL: _____

Final Plat of
Whitestone Heights Phase Three

BEING A REPLAT OF 36X AND 37X, BLOCK 1; LOT 10X, BLOCK 5; LOT 11X, BLOCK 6; AND LOTS 26X AND 27X, BLOCK 8 OF WHITESTONE HEIGHTS PHASE 2

49 RESIDENTIAL LOTS, 1 PRIVATE OPEN SPACE LOT TOTALING 15.80 ACRES SITUATED IN THE T. & N. O. R.R. SURVEY, ABSTRACT NUMBER 1565 CITY OF BENBROOK, TARRANT COUNTY, TEXAS

This plat filed in Instrument No. _____ Date _____

City Case • RP-22-01 Date of Preparation: January 2022

OWNER

SJ DOMINION DEVELOPMENT, LP
A TEXAS LIMITED PARTNERSHIP
7201 HAWKINS VIEW, CT. STE. 101
FORT WORTH, TEXAS 76132
PHONE: 817-737-4446

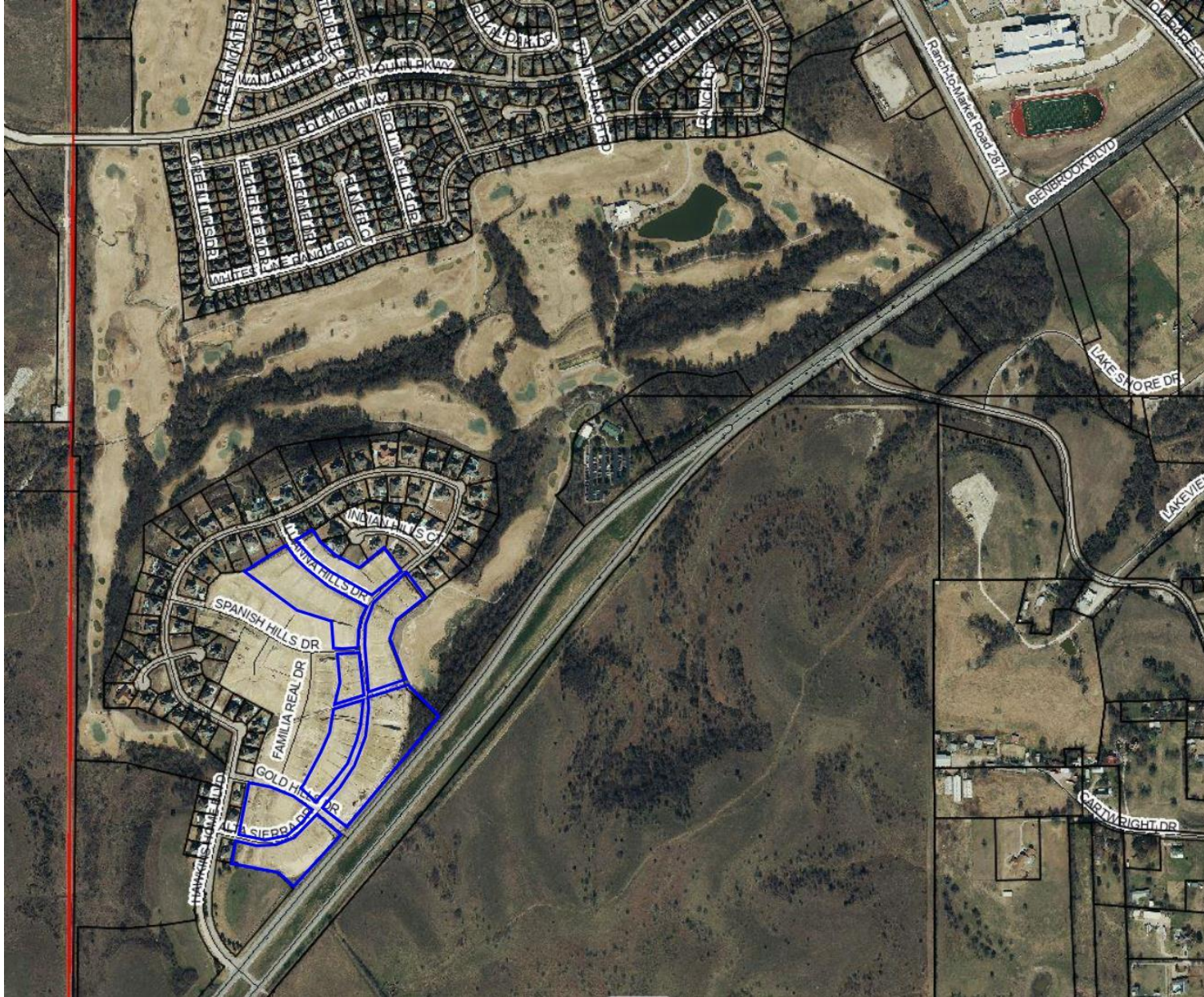
SURVEYOR

PELOTON LAND SOLUTIONS, INC
11000 FRISCO ST. STE. 400
FRISCO, TX 75033
PHONE: 469-213-1800
TX TBPELS: 10194468

PLANNER / ENGINEER

PELOTON LAND SOLUTIONS, INC
11000 FRISCO ST. STE. 400
SUITE 400
FRISCO, TX 75033
PHONE: 469-213-1800
TX FIRM NO 12207

Location Map



RP-22-01 – 15.80 acres generally located northeast of the intersection of Hawkins Home Blvd and Benbrook Blvd (US Hwy. 377)

Staff Comments

Project: Whitestone Heights Phase 3
Request Type: Final Plat
P&Z Date: February 10, 2022



I. Required Prior to Plat Recordation:

1. Execute a City of Benbrook Developer Agreement (16.16.020.D.3).
2. Pay the required Parkland Dedication Fee: \$29,400 (1.12.090.F and 16.04.045).
3. Submit 3 revised copies the signed and sealed plat (16.16.020.F).
4. Submit original Tarrant County Tax Certificates for all property within the boundaries of the plat, showing taxes for the year have been paid (16.16.020.F).
5. Submit a check, made out to Tarrant County for the County recording fees (16.16.020.F).